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0204.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

431,100 / 431,100

USE VALUE:

431,100 / 431,100

ASSESSED:

431,100 / 431,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 204

Owner 1: HARRIS ELWYN EVERETT

Owner 2:

Owner 3:

Street 1: 18 HAMILTON ROAD #204

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SHEEHY PAULA M -

Owner 2: -

Street 1: 18 HAMILTON ROAD #204

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 934 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	2 - Steel	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	0	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

648-4319, Building Number 18.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 4	BRs: 2
	Baths: 2	HB: 0

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1985
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmt Flr:	
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

CONDOS INFORMATION

Location:	R - Rear
Total Units:	

Floor:	2 - 2nd Floor
% Own:	0.762099981
Name:	35 - 6050

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.4	%

CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.14239836
Const Adj.:	1.04957998
Adj \$ / SQ:	383.692
Other Features:	42827
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	541614
Depreciation:	110489
Depreciated Total:	431125
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	
Special Features:	0
Final Total:	431100
Val/Su SzAd	461.56

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH**RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

Totals

1	4	2
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NET SKETCHED AREA

Net Sketched Area:	934
Total:	358,369

Size Ad	934
Gross Are	934

934	FinArea	934
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IMAGE**SUB AREA****SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub %	Area Usbl	Descrip %	Type %	Qu #	Ten
GLA	Gross Liv Ar	934	383.690	358,369						

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ASSESSPRO**PATRIOT PROPERTIES, INC****IMAGE**